

Town Yard Presentation Options

11/17/2014

Total Town Owned & State Sites:

- Parcels 1-3.5 acres: 117
- Parcels 3.5-5 acres: 28
- Parcels 5+ acres: 150

Total parcels: 295

Evaluation Criteria:

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Heading	3 Points	2 Points	1 Point
Major Road	Major road	Medium road	Minor road
Residential Neighborhood	Commercial/Industrial	Mixed Use	Residential
Wetlands	None	~25%	>50%
Distance to center (Elm Square)	0-1 miles	1-2 miles	>2 miles
Topography	Flat	Moderate	Steep

Consistent with rating system used by 2008 Town Yard Task Force

Remaining 1-3.5 Acre Sites with Rankings & Comments:

Map & Parcel ID	Address	Zone	Major Road	Residential	Wetlands	Distance to Ctr	Topography	WPOD	Landlocked	Comments	Total Acres	Rank
38-14	11 LEWIS ST	IG	2	2	3	3	3	NO	NO	EXISTING TOWN YARD	3.35	13
20-33	134 HIGH ST	SRA	3	1	3	3	2	NO	NO	SNOW DUMP	3.12	12
52-84	4 ICELAND RD	SRA	3	1	3	2	3	NO	NO	FORMER PENGUIN PK LOCATION	1.00	12
72-54	91 RED SPRING RD	SRB	2	1	2	3	1	NO	NO	AND. H.S.-INC. 91 RED SPRING RD	3.50	9
207-25	4 MONAHAN LN	SRC	1	1	1	1	3	NO	NO		1.55	7
67-44A	8 FOREST DR	SRC	1	1	1	1	3	NO	NO		1.62	7
191-16	14 SUGARBUSH LN	SRC	1	1	2	1	1	YES	NO		1.44	6

Remaining 3.5-5 Acre Sites with Rankings & Comments:

Map & Parcel ID	Address	Zone	Major Road	Residential	Wetlands	Distance to Ctr	Topography	WPOD	Landlocked	Comments	Total Acres	Rank
174-4	0 LOWELL ST	SRC				1		NO	YES	LANDLOCKED	4.58	1
175-21	0 LOWELL ST	SRC			1	1		YES	YES	LANDLOCKED	5.00	2
175-4	10 GENEVA RD	SRC				1		YES	NO	WATER TREATMENT PLANT	4.60	1
36-2	76 BURNHAM RD	SRA				3		NO	NO	PENGUIN PARK	3.89	3
39-172	34 BARTLET ST	SRA				3		NO	NO	TOWN PARK & BANDSTAND	3.95	3
51-199	18 MAGNOLIA AV	SRA	1	1	3	2	2	NO	NO	SHAWSHEEN SCHOOL	4.59	9
	= None of these sites meet ranking criteria											

Shawsheen School – future use to be determined

Remaining 5+ Acre Sites with Rankings & Comments:

Map & Parcel ID	Address	Zone	Major Road	Residential	Wetlands	Distance to Ctr	Topography	WPOD	Landlocked	Comments	Total Acres	Rank
147-1	200 GREENWOOD RD	SRB	2	2	3	1	3	YES	NO	WEST FIRE STATION/LANDFILL	30.13	11
25-42	PROSPECT RD		2	1	3	2	3	NO	NO	STATE LAND	9.72	11
153-6	100 LOVEJOY RD	SRC	2	1	3	1	3	YES	NO	SANBORN SCHOOL	35.47	10
182-7	126 TEWKSBURY ST	IG	2	2	3	1	2	NO	NO	FORMER REICHOLD	7.42	10
117-15	13 WOBURN ST	SRB	2	1	3	2	1	NO	NO	OLD SAND GRAVEL PIT	34.70	9
175-22	5 EVERGREEN LN	SRC	1	1	2	1	2	YES	NO	ABUTS HAGGETTS POND	18.00	7
62-12	0 CHATHAM RD	SRC	1	1	3	1	1	NO	NO	END OF CHATHAM, LIMITED	13.90	7
195-4	0 HIGH PLAIN RD	SRC	1	1	1	1	1	YES	NO	END OF WOOD HILL RD	44.12	5
195-1	51 R HAGGETTS POND	SRC				1		YES	NO	OLD RAILROAD BED	12.50	1

200 Greenwood Road – previously disqualified by Board of Selectmen

100 Lovejoy Road – previously disqualified by Board of Selectmen

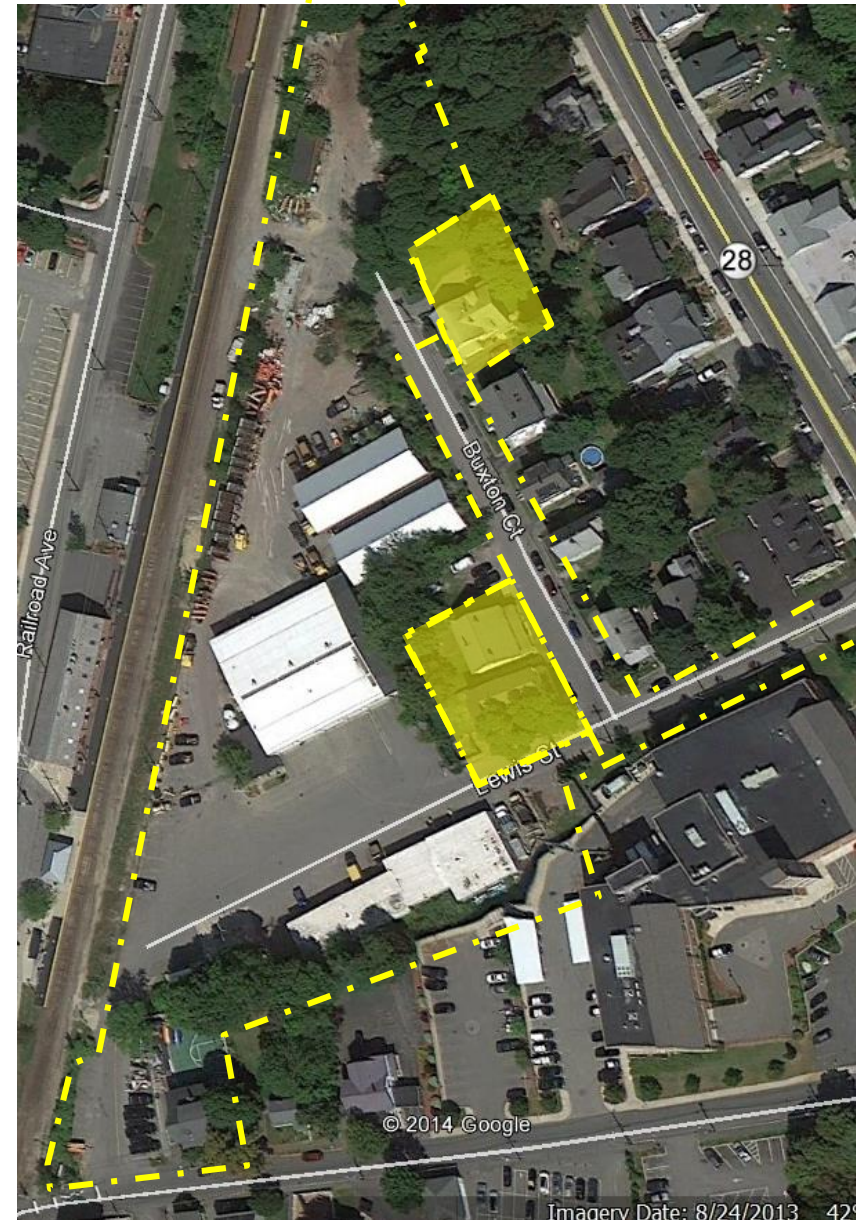
Current Lewis Street Town Yard



Existing Lewis Street Site – Highest Ranked Site Ranking Score of 13

Previously Alternative 4A (with purchase of adjacent parcels)

- Purchase three (3) adjacent residential parcels (highlighted in yellow)
- Demolish all existing structures (demo delay required)
- Construct a new 44,000 SF consolidated pre-engineered metal building on existing/expanded site with 6,450 SF canopy



Alternative 4A – Existing Lewis Street Site (w/ purchase of adjacent parcels)

Project Cost Summary

• Building	\$8,895,000
• 44,000 SF Building	
• Canopy (with markups)	\$615,000
• 6,450 SF	
• Industrial Support Equipment (fueling, wash, maintenance equip)	\$940,000
• Site Development Costs	\$1,925,000
• Demolition Pearson Street	\$70,000
• Salt Storage Structure (with markups)	\$410,000
• Design Contingencies	\$710,000
• Escalation (2014 – 2015 at 2.5%, 2015 – 2016 at 3.0%, 2016 – 2017 at 3.0%)	<u>\$1,095,000</u>
Subtotal Construction Cost:	\$14,660,000
• Temporary Facilities During Construction	\$250,000
• Purchase Adjacent Parcels (3 parcels)	\$1,050,000
• Soft Costs & Const. Contingencies	<u>\$2,550,000</u>
• Construction contingency, A&E costs, Permitting/testing, furnishings, etc.	
Subtotal Project Cost:	\$18,510,000
Available Parks & Grounds Bldg Reconstruction Funds:	(\$400,000)
Chapter 90 Funds:	(\$1,600,000)
Savings Associated with Reuse of Industrial Equipment:	<u>(\$500,000)</u>
Subtotal Project Cost:	\$16,010,000

Town Yard - Distributive Approach Options

#1 – with Lewis Street

- Lewis Street
- Red Spring Road or Tewksbury Street (for seasonal storage)

#2 – without Lewis Street

- Tewksbury Street
- Red Spring Road
- Downtown fuel option

Private Land

- RFP – four plus acre sites
- Possible downtown fuel option